

Memorandum

Date: April 27, 2022

To: Weston Rogers, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Tracy L. Haddad Trust, PUD amendment (2205-PUD-10)
Summary of Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Church Church Hittle + Antrim hosted a Neighborhood Meeting on Tuesday, April 26, 2022 on behalf of their client, Tracy L. Haddad Trust. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting was held virtually via Microsoft Teams. It began at 6:30 p.m.

Petitioner representatives included architect David Rausch, and attorney Kathleen Boaz and Andrew Wert of Church Church Hittle + Antrim.

Attendees included Weston Rogers of the Westfield planning staff, Cindy Spoljaric of the Westfield City Council and interested neighbor Lauren Lofthus.

A summary of the meeting follows.

Mr. Wert gave a brief summary of the proposed project. He explained how this section of Chatham Hills was replatted, combining 44 lots into one. The current proposal is to replat the parcel into two lots that will include two new estate-style residences. The proposal would modify certain road frontage landscaping and buffering standards, and the default architectural standards set forth in the Chatham Hills PUD.

One attendee inquired as to whether the owner would be able to cut the existing trees. Mr. Wert replied that these are custom lots and that the petitioner desired to keep as much of the natural landscaping as possible. In addition, the landscaping and buffer standards set forth in the Westfield UDO are less appropriate for large estate lots. There was a question about the drives shown on the site plan and if they would be gated. It was explained that the site plan shows private driveways internal to the property, no public roads. A gate is planned near the east entrance to the property.

There was also a question about the Renovated Shed identified on the site plan. Mr. Rausch explained that the structure is an old horse barn that the owners hope to salvage..

One attendee asked about when the homes would be built and about the gate. Mr. Rausch explained that the Haddad residence would likely commence construction this year. The planned gate will likely be constructed of a black metal and setback approximately 100 feet from the east property line of the subject property. The construction entrance for the two homes will be off of Oak Ridge Road.

There being no further questions or comments from attendees, the meeting concluded around 6:50 p.m.